146.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	615,900 / 615,900
					USE VALUE:	615,900 / 615,900
					ASSESSED:	615,900 / 615,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
182		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOWALSKI CAROL
Owner 2:	
Owner 3:	
Street 1:	182 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STEIN LELAND--ETAL -
Owner 2:	KOWALSKI CAROL -
Street 1:	182 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1924, having primarily Asbestos Exterior and 1638 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4400.000	174,300		441,600	615,900
Total Card	0.101	174,300		441,600	615,900
Total Parcel	0.101	174,300		441,600	615,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.01 | /Parcel: 376.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 96167

GIS Ref

GIS Ref

Insp Date 05/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	174,300	0	4,400.	441,600	615,900		Year end	12/23/2021
2021	101	FV	168,500	0	4,400.	441,600	610,100		Year End Roll	12/10/2020
2020	101	FV	197,600	0	4,400.	441,600	639,200	639,200	Year End Roll	12/18/2019
2019	101	FV	168,000	0	4,400.	414,000	582,000	582,000	Year End Roll	1/3/2019
2018	101	FV	168,000	0	4,400.	342,200	510,200	510,200	Year End Roll	12/20/2017
2017	101	FV	168,000	0	4,400.	314,600	482,600	482,600	Year End Roll	1/3/2017
2016	101	FV	168,000	0	4,400.	287,000	455,000	455,000	Year End	1/4/2016
2015	101	FV	188,500	0	4,400.	281,500	470,000	470,000	Year End Roll	12/11/2014

!11446!

PRINT

Date	Time
12/30/21	12:31:58

LAST REV

Date	Time
03/11/20	09:33:10
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11446

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEIN LELAND--E	68406-441		11/15/2016	Estate/Div	100	No	No		
HOLBROOK SCOTT-	22150-374		6/24/1992		191,000	No	No		Y

USER DEFINED

Prior Id # 1:	96167
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2012	768	Redo Bat	15,500					REDO 2ND FLOOR BAT

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2018	Meas/Inspect	BS	Barbara S
6/20/2013	Info Fm Prmt	BR	B Rossignol
7/17/2012	Info Fm Prmt	BR	B Rossignol
12/4/2008	Meas/Inspect	163	PATRIOT
10/27/2000	Hearing N/C	163	PATRIOT
1/3/2000	Meas/Inspect	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4400		Sq. Ft.	Site		0	80.	1.25	9									441,602						441,600	

Total AC/HA:	0.10101	Total SF/SM:	4400	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	441,602	Spl Credit		Total:	441,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.84636533
Adj $ / SQ:	125.685
Other Features:	71750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	270644
Depreciation:	96349
Depreciated Total:	174295

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

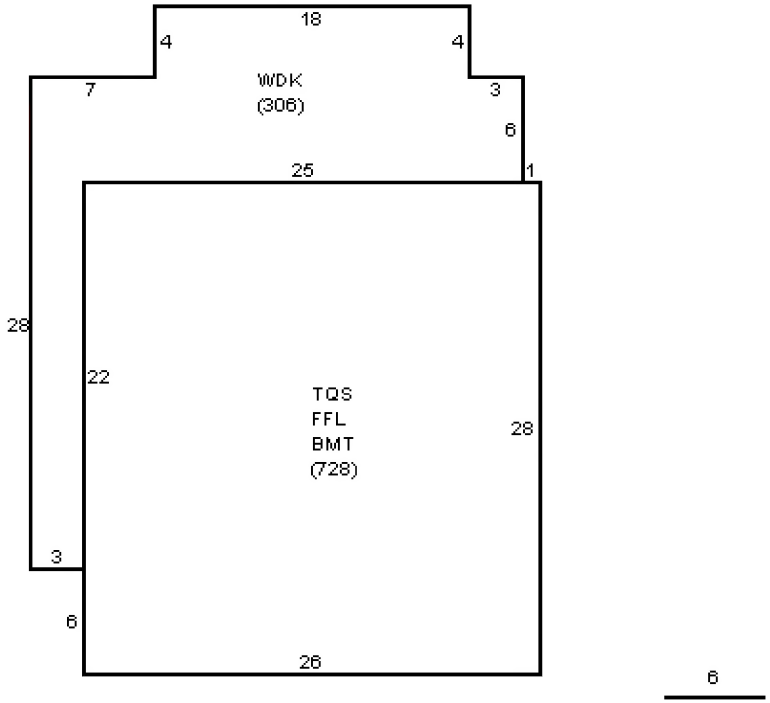
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	125.69
Special Features:	0	Val/Su Net:	75.52
Final Total:	174300	Val/Su SzAd	136.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	728	49.960	36,371
FFL	First Floor	728	125.690	91,499
TQS	3/4 Story	546	125.690	68,624
WDK	Deck	306	7.840	2,400

Net Sketched Area:	2,308	Total:	198,894
Size Ad	1274	Gross Area	2490	FinArea	1638
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc